

**TITLE 8 DEVELOPMENT CODE****DIVISION 6: PLANNING AREAS AND SPECIFIC PLANS****CHAPTER 8: MORONGO BASIN SUB-REGION (RSA 33).****Sections:**

- 86.080150 Joshua Tree Planning Area.
- 86.080250 Morongo Valley Planning Area.
- 86.080350 Twentynine Palms Planning Area.
- 86.080450 Yucca Valley Planning Area.
- 86.080550 Glare and Outdoor Lighting – Joshua Tree, Morongo Valley, Twentynine Palms and Yucca Valley Planning Areas

**86.080150 Joshua Tree Planning Area.**

Single Residential Development Standards

DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.)                      map suffix will modify		8,000
Maximum Lot Coverage (building coverage)		40%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)		60/100
Front Yard Setback (ft.)	minimum	22
	average	25
Side Yard Setbacks (ft.) *	one side	10
	other sides	5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)		15

\* Where existing corner lots are not rectangular in shape and are less than nine thousand (9,000) square feet in size, the building setback line for any interior lot lines (side and rear) shall be five (5) feet. For interior lots that are less than seven thousand two hundred (7,200) square feet the interior side yard setback shall be no less than ten percent (10%) of the width of the lot, provided that such interior side yards shall be not less than three (3) feet and need not exceed five (5) feet in width.

Those lots that are less than sixty (60) feet in width, the interior side yard(s) shall be no less than ten percent (10%) of the width of the lot, provided that such interior side yard(s) shall be not less than three (3) feet and need not exceed five (5) feet in width.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

**86.080250 Morongo Valley Planning Area.**  
Single Residential Development Standards

DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.)                      map suffix will modify		8,000
Maximum Lot Coverage (building coverage)		40%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)		60/100
Front Yard Setback (ft.)	minimum	22
	average	25
Side Yard Setbacks (ft.)	one side	10
	other sides	5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)		15

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

**86.080350 Twentynine Palms Planning Area.**  
Single Residential Development Standards

DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.)		7,200
Maximum Lot Coverage (building coverage)		40%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)	interior lot	60/100
	corner lot	70/100
	lot size 1 acre +	150 wide
Front Yard Setback (ft.)	minimum	22
	average	25
Side Yard Setbacks (ft.)	one side	10
	other sides	5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)		15

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

**86.080450 Yucca Valley Planning Area.**  
Single Residential Development Standards

DEVELOPMENT STANDARDS		
Maximum Structure Height (ft.)		35
Minimum Lot Size (sq. ft.) map suffix will modify		8,000
Maximum Lot Coverage (building coverage)		40%
Maximum Lot Dimensions (width to depth ratio)	≥ 10 acres	1:4
	< 10 acres	1:3
Minimum Lot Dimensions (width/depth in ft.)		60/100
Front Yard Setback (ft.)		25
Side Yard Setbacks (ft.) *	one side	10
	other sides	5
Rear Yard Setbacks (ft.)		15
Street Side Yard Setbacks (ft.)		15

\* Those lots that are less than sixty (60) feet in width, the interior side yard(s) shall be no less than ten percent (10%) of the width of the lot provided that such interior side yard(s) shall be not less than three (3) feet and need not exceed five (5) feet in width.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

**86.080550 Glare and Outdoor Lighting <sup>3/4</sup> Joshua Tree, Morongo Valley, Twentynine Palms and Yucca Valley Planning Areas.**

(a) The intent of this section is: to encourage effective, non-detrimental lighting; to maintain night-time safety, utility, security and productivity; and to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass, conserve energy and resources and curtail the degradation of the night time visual environment of the areas outlined below.

(b) The following provisions shall apply only to the Joshua Tree, Morongo Valley, Twentynine Palms and Yucca Valley Planning Areas.

(c) Residential, Commercial and Industrial Land Use Districts: The following standards are applicable to all structures located within residential, commercial and industrial land use districts as identified on any official San Bernardino County Land Use District Map within the specified planning areas.

(1) Any new permitted lighting for new construction, unless exempt, shall be shielded in accordance with the requirements outlined in subsection (d) below to preclude light trespass on adjacent property, on any other property within the line of sight (direct or reflected) of the light source, or to any member of the public who may be traveling on adjacent roadways or rights-of-way.

(2) Residential pole lighting shall not exceed 12 feet in height.

(3) Nonconforming Lighting: Existing nonconforming outdoor lighting fixtures shall be allowed continued use, except that the lighting shall not be structurally altered so as to extend its useful life, aside from regular maintenance. Should it be determined that a nonconforming lighting fixture results in light trespass, the Land Use Services Director may require the light to either be shielded, filtered, redirected, replaced with a less intense light source or otherwise modified (including removal if necessary) to eliminate the light trespass.

(A) In those cases where the Land Use Services Director has determined that light trespass exists and that it is a nuisance, the Land Use Services Director, or an authorized designee, may grant additional time for the property owner to remedy the light trespass where a hardship exists. Hardship shall mean that there is a degree of difficulty in accessibility to the fixture, financial difficulty or cost of correcting the light trespass, degree of light trespass, or other similar issues. When a hardship exists and a request for temporary relief from the immediate compliance of a remedy action has been submitted to the Director of Land Use Services, the following findings must be made to grant the relief.

(I) There are special circumstances or conditions applying to the land, building, or outdoor light fixtures for which temporary administrative relief is sought, which circumstances or

conditions are peculiar to such land, buildings, or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood.

(II) The granting of the temporary administrative relief will generally be in harmony with the intent of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(B) When a request for temporary relief has been submitted to the Land Use Services Department in a hardship case, the director, or an authorized designee, shall make a determination within ten (10) business days from the date of the submission of the request and promptly notify the applicant in writing of his/her decision. Temporary relief shall not exceed a period of 90 days. The director's determination may be appealed to the Planning Commission within 10 days of the decision. Should additional time be required, the request shall be forwarded to the Planning Commission for review and consideration through the Temporary Use Permit process and requirements.

(C) The Land Use Services Director, or an authorized designee, may forward the request for temporary relief to the Planning Commission based upon the degree of light trespass, costs of correcting the light trespass or other similar issues.

(D) In those cases where the Land Use Services Director has determined that light trespass exists, that it is a nuisance and removal of the nonconforming light structure is required, the Land Use Services Director, or authorized designee, shall fix a time for the removal of the nonconforming lighting fixture commensurate with the investment value and related to the depreciated value of the lighting fixture. Such determination may only be made after notice to the owner.

(4) In commercial and industrial land use districts, fifty percent of all nonconforming lighting fixtures within parking lots or within open lot sale areas shall be turned off within one hour after closing or between the hours of 10:00 p.m. and sunrise, whichever occurs first.

(A) In those cases where turning off fifty percent of the nonconforming lighting fixtures would constitute a hardship, the Land Use Services Director, or an authorized designee, may grant an administrative exemption based on the following findings:

(I) There are special circumstances or conditions applying to the land, building, or outdoor light fixtures for which temporary administrative relief is sought, which circumstances or conditions are peculiar to such land, buildings, or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood;

(II) The strict application of this section would deprive the applicant reasonable use of the land, buildings, or outdoor fixtures;

(III) The granting of the temporary administrative relief will generally be in harmony with the intent of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(B) When a request for an administrative exemption has been submitted to the Land Use Services Department in a hardship case, the Director, or an authorized designee, shall make a determination within ten (10) business days from the date of the submission of the request for an administrative exemption and promptly notify the applicant in writing of his/her decision. The Director shall determine the period of administrative exemption consistent with Section 86.080550(c)(4)(D) herein. The Director's determination may be appealed to the Planning Commission within 10 days of the decision. Should additional time be required, the request shall be forwarded to the Planning Commission for review and consideration through the Temporary Use Permit process and requirements.

(C) The Land Use Services Director, or an authorized designee, may forward the request for an administrative exemption to the Planning Commission based upon the degree of light trespass, costs of correcting the light trespass or other similar issues.

(D) In those cases where the Land Use Services Director determines that turning off fifty percent of the nonconforming lighting fixtures is a hardship to the business operator, the Land Use Services Director, or authorized designee, shall fix a time for the termination of the use of the nonconforming lighting fixture commensurate with the investment value and related to the depreciated value of the lighting fixture. Such determination may only be made after notice to the owner.

(d) Shielding Requirements;

All outdoor lighting shall conform to the following shielding requirements:

<b>SHIELDING REQUIREMENTS</b>		
<b>Fixture Lamp Type</b>	<b>Residential Area Shielded</b>	<b>Commercial/Industrial Area Shielded</b>
Low Pressure Sodium	Partially	Partially
High Pressure Sodium	Prohibited except fully shielded on streets	Fully
Metal Halide	Prohibited	Fully
Fluorescent	Fully	Fully
Quartz	Prohibited	Fully
Incandescent > 100 Watts	Fully	Fully
Incandescent 100 Watts or less	No requirement	Fully
Glass Tubes filled with Neon, Argon, or Krypton	No requirement	No requirement
Mercury Vapor	Prohibited	Fully
Halogen	Prohibited	Fully
Searchlights for advertising purposes	Prohibited	Prohibited
Laser source light or similar light intensity light for advertising purposes	Prohibited when projected above the horizontal	Prohibited when projected above the horizontal

(e) Recreation Facilities, both public and private. The following standards are applicable to all structures.

(1) There shall be no illumination of private recreational facilities between the hours of 11:00 p.m. and sunrise.

(2) There shall be no illumination of public recreational facilities unless the facilities are being utilized. The illumination must be turned off no later than 11:00 p.m. or one hour after the termination of the event and/or use, whichever occurs last.

(f) Primary Signs (Billboards) and Exterior Illuminated Accessory Signs: Lighting fixtures used to illuminate any new primary sign and exterior illuminated accessory signs shall be mounted on the top of the sign structure and shall comply with the shielding requirements of this section.

(g) Exemptions: The following outdoor lighting fixtures are exempt from the requirements of this section:

(1) Fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps.

(2) All neon outdoor lighting fixtures.

(3) All outdoor lighting fixtures on facilities or lands owned, operated, or controlled, by the United States Government, State of California, County of San Bernardino, any school district, Southern California Edison or any other public entity or public agency. Voluntary compliance at those facilities is encouraged.

(4) Emergency lighting operated by a public utility or agency during the course of repairing or replacing damaged facilities.

(5) Emergency lighting and fixtures necessary to conduct rescue operations, provide emergency medical treatment or address any other emergency situation.

(6) Provided there is no light trespass or the lighting fixtures are regulated by motion detector, lighting fixtures within five (5) feet of an entrance or exit door and/or alcove of a dwelling unit, not exceeding a height of eight (8) feet and a wattage not exceeding 75 watts.

(7) Internally illuminated signs.

(8) Holiday lighting fixture displays.

(9) Architectural lighting whether it is freestanding or attached to a building which does not exceed an intensity of 40 watts.

(10) Pedestrian lighting which does not have an intensity greater than 40 watts.

(11) Vertical lighting for a properly displayed U.S. flag which does not exceed an intensity of 140 watts.

Ordinance 3821 (2001)